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## BOOK REVIEWS.

**The Annotated Corporation Laws of all the United States.** By Robert C. Cumming, Frank B. Gilbert, and Henry L. Woodward, of the Albany, N. Y., Bar. J. B. Lyon Co., Albany, N. Y., 1899. Sheep, 3 Vols.

Not alone lawyers, but managers of corporations as well, will find that they have much for which to thank the authors of this work. Perhaps there is no one subject in the law for which there is such constant need to refer to the several State statutes, as there is in the law of corporations. In this work the authors have given the laws of each State separately, as they relate to the management and liabilities of corporations. To show the extent and value of the work it is only necessary to point to such topics as the appointment, duties and powers of receivers on dissolution or insolvency, taxation of property, earnings and franchises, and restrictions on the creation and operations of trusts. The statutes of all the States on these topics and others relating to corporations, are as important as the statutes of one's own State, and hence the great value of a single work which contains them all. The authors, too, in giving the statutes in verbatim, rather than digested, have removed the necessity of one desiring to use them from referring to the originals. These amended to date, together with the notes and citations of recent cases, on their interpretation, will make an invaluable work to the corporation lawyer's library, as well as to any that is fairly complete. We congratulate the authors on its completion, and feel assured that it will meet with the general approval that it deserves.

**The Legal Effects of Mortgages and Pledges of Rents and Profits of Real Estate.** By Henry M. Hoyt, of Spokane, Washington.

Mr. Hoyt has given to the profession, in this short paper, a clear, concise statement of the law of mortgages of rents, with especial application to recent statutes passed by the State of Washington. Whether or not a statute can limit or prohibit a mortgage of rents is an open question, which is yet to be decided in many States. In giving this article on the law of Washington, the author has given some food for thought to legislators as well as lawyers.

**Estee's Pleading.** Edited by Charles T. Boone. 3 Vols. Bancroft-Whitney Co., 1898.

The present edition of this standard work is the fourth. The early part of the book is taken up with a discussion of such general propositions of Procedure, Jurisdiction, Place of Trial, etc., followed by a concise statement of the general principles of pleading. Part third treats of Complaints, subdivided, according to the form of the action, into actions by and against particular persons, individually, in representative character and official capacity; for debt; upon written instruments for payment of money only; damages for